



February 10, 2014

NOTICE OF APPLICATION

Administrative Adjustment of Standards for building setback

Mountain Park Booster Station

Application No. AAS14-00001

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an Administrative Adjustment of Standards (Level 2 Review) application for the following project:

Project Description:

Mountain Park Booster Station: An Administrative Adjustment of Standards is requested by the City of Issaquah, Public Works Engineering Dept. to reduce the south rear yard setback for a new water pump building.

The existing Mountain Park booster pump station that is nearing the end of its useful life is proposed to be demolished and rebuilt in approximately the same location and without chain link fencing. The capacity of the new pump station will be increased to improve fire flow in the Mt. Hood Zone of the City's water system. The project will include a new building, new pumps, electrical improvements, an on-site generator inside the building, new site piping and site improvements including landscaping around the building and site. The new building will be larger at 1,200 square feet in size and 14 feet in height to the average of the pitched roof. The building is proposed to be constructed of split face CMU with a forest green colored metal roof.

The MF-M zoning of the property requires a rear yard setback of 20 feet. The building will not meet the 20 foot setback due to restrictions of the existing PSE easement along the north side of the property. The building is required by PSE to be setback a minimum of 11 feet from the PSE power lines to the north requiring the new building to be located closer to the south property line.

The existing building is 6'-10" from the south property line and the new building is shown with a setback that varies from 7'-3" to 10'.

See attached site plan.

Location: The project is located at 475 West Sunset Way in the Olde Town subarea. See attached vicinity map.

Date of Application: January 13, 2014

Application Complete: January 23, 2014

Permits Required: 1) Administrative Adjustment of Standards for building setback, Application AAS14-00001
2) Building Permit

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on Monday, February 24, 2014** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerry@issaquahwa.gov

Next Steps:

The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:

The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerry@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

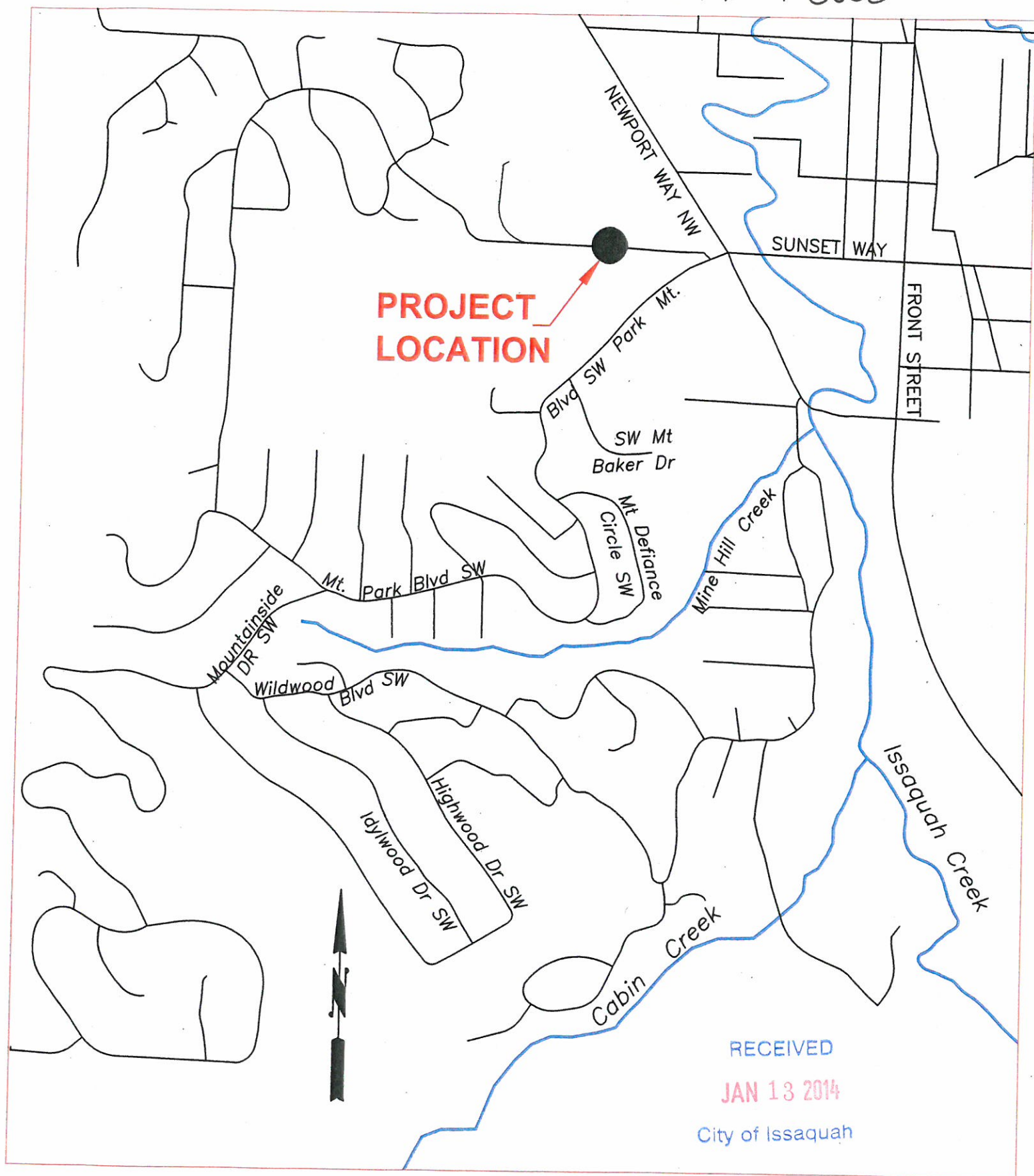


Jerry Lind
Senior Planner

Attachments (5): Vicinity Map, Narrative, Site Plan, Landscaping Plan, Building Elevations

cc: David Favour, DSD Deputy Manager (by email)
Lucy Sloman, Land Development Manager (by email)
Tony Nguyen, Engineer (by email)
File Copy, AAS14-00001

APB14-00001



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City of Issaquah

Vicinity Map



CITY OF
ISSAQUAH
WASHINGTON

Public Works Engineering
1775 – 12th Ave NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3400
issaquahwa.gov

MOUNTAIN PARK BOOSTER PUMP STATION

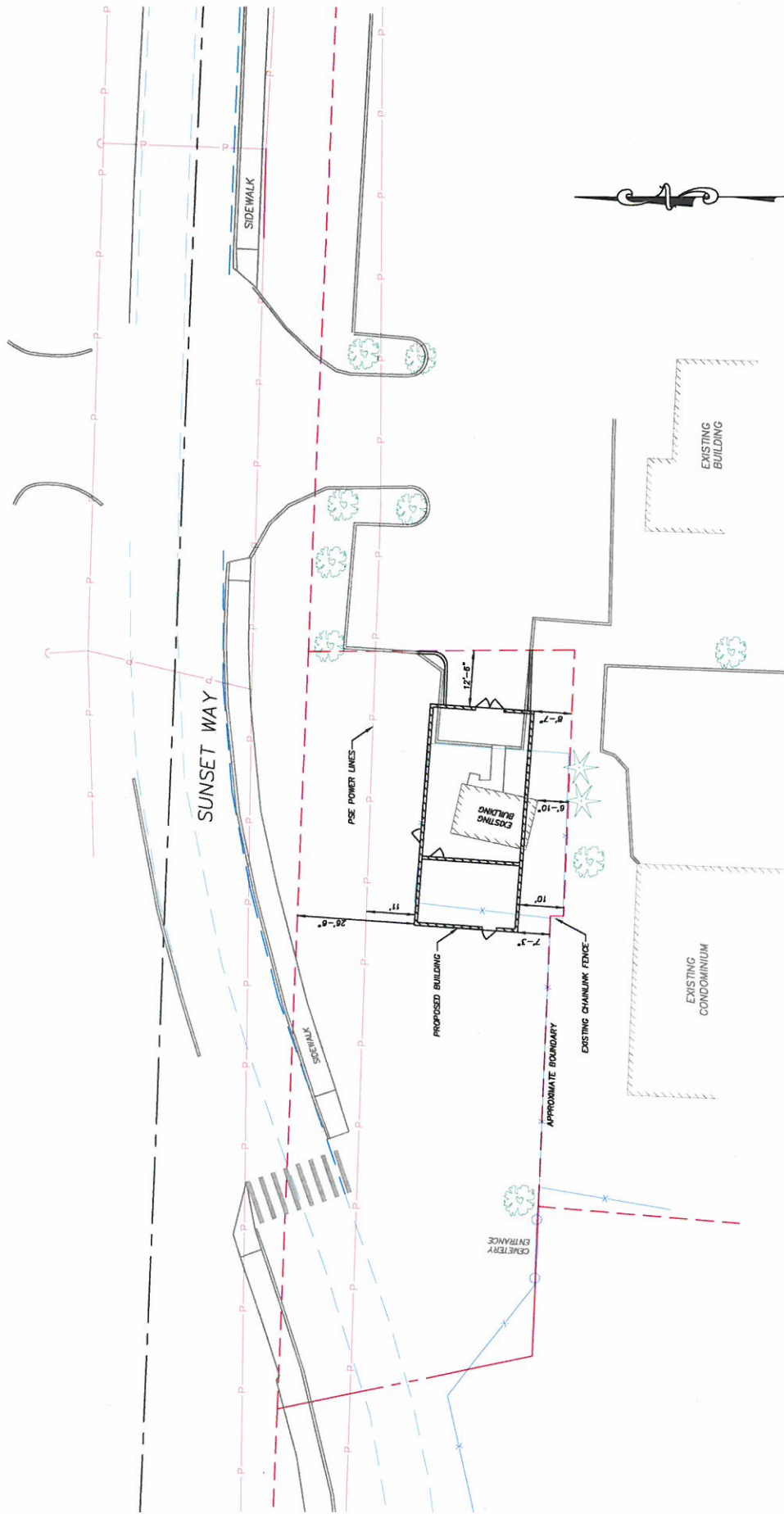
The existing Mountain Park booster pump station is located off of West Sunset Way near the entrance of Hillside Cemetery. The current booster pump station facilities include a wood frame brick veneer building that houses two 700-gpm pumps, associated site piping, and electrical equipment. There is limited space for working inside and no room for expansion. The existing facility is nearing the end of its useful life and is vulnerable to damage from seismic events. The facility will be demolished and replaced with a larger building that will be more resistant to damage from seismic activity. The capacity of the new booster pump station will be increased to improve fire flow in the Mt. Hood Zone of the City's water system.

The proposed building is approximately 1,200 square feet in size and 14 feet in height to the average of the pitched roof. The building will be constructed of tan CMU blocks with a forest green colored metal roof.

The development standards for this site are: front setback = 10 feet, rear setback = 20 feet, side setbacks = 7 feet each. The proposed building will not meet the rear setback of 20 feet per development standards due to the existing Puget Sound Energy's (PSE) electrical transmission lines. The existing PSE's utility easement is 25 feet on each side of the transmission lines. The City has been working with PSE for permission to build within PSE's easement to meet the rear setback requirement, but the edge of the new building has to be 11 feet from the electrical transmission lines.

We are requesting the rear setback administrative adjustment of standards (AAS) to reduce the setback from 20 feet to 7'-3". The existing building's rear setback is 6'-10". The AAS requested meets all the IMC 18.07.330 Variances approval criteria.

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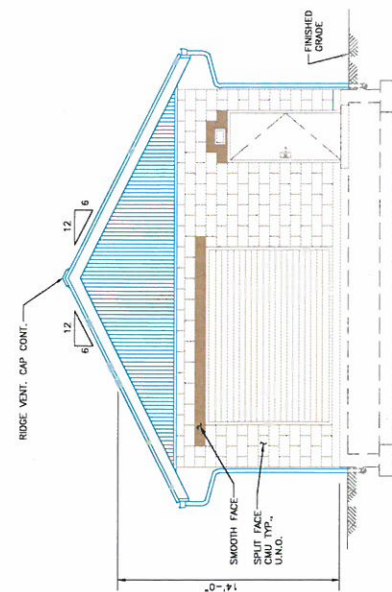


MT PARK PUMP STATION

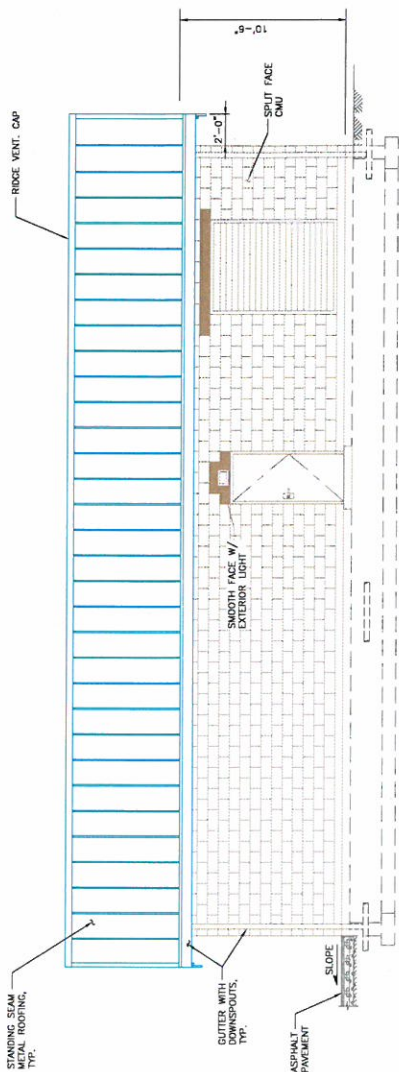


SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	CERIS CANADENSIS/EASTERN REDBUD	10'-15' HT	4	2" CALIPER STREET TREE FORM
	TILIA AMERICANA/AMERICAN LINDEN	10'-15' HT	3	2" CALIPER STREET TREE FORM
	CORNUS FLORIDA X C. NUTTALLII/EDDIE'S WHITE WONDER DOGWOOD	10'-15' HT	2	1 1/2" CALIPER STREET TREE FORM
	MAGNOLIA LILLIFLORA X STELLATA 'JANE JANE MAGNOLIA	10'-15' HT	2	1 1/2" CALIPER STREET TREE FORM
	'THE HONORABLE' JEAN MARIE DE MONTAGNE RHODODENDRON	24-30"	3	CONTAINER
	'PURPLE SPLENDOR' RHODODENDRON	24-30"	3	CONTAINER
	'LOUIS'S WHITE' RHODODENDRON	24-30"	4	CONTAINER
	POLYSTICHUM MUNITUM/WESTERN SHIELD FERN	1 GAL	26	CONTAINER
	HEMEROCALLIS 'STELLA DE ORIO' SUNLILY	1 GAL	38	CONTAINER

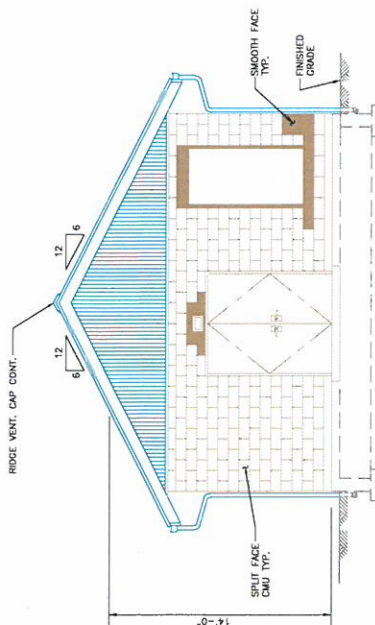
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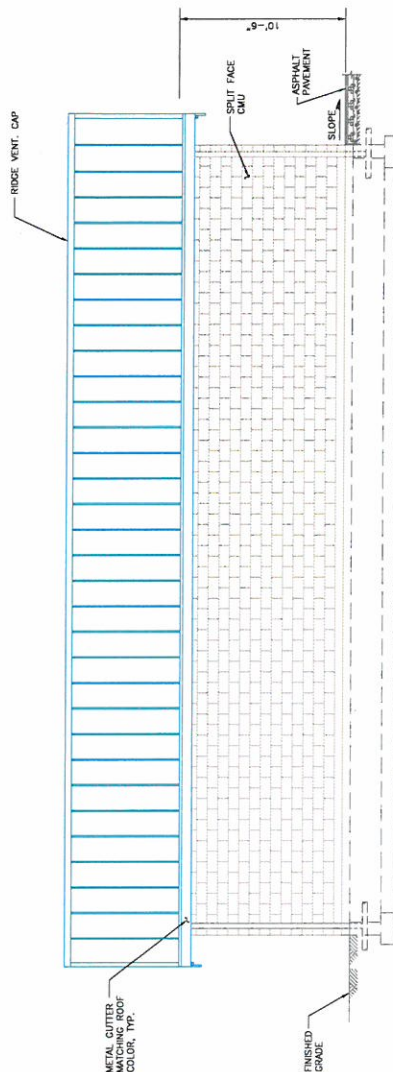
WEST ELEVATION
SCALE: 1/4"=1'-0"



NORTH ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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